

# INSTRUCTIONS: NON-RESIDENTIAL DEVELOPMENT FEES

## **GENERAL INFORMATION**

Non-residential development fees are based on average gallons per day of water and sewer usage. **Average gallons per day = annual water need divided by 365 days.** The Developer, defined as the Owner of the real property, calculates development fees by preparing a Water & Sewer Need Report. **Important Note:** When estimating water and sewer need for the development, the Developer/Owner must also include **all potential tenants** on the property. The City requires the Developer, not the tenant, to submit Water & Sewer Need Reports and Financial Obligation Agreements. The Developer may not assign or delegate these legal obligations to the tenant. The City approves Final Plans, Financial Obligation Agreements, and Water & Sewer Need Reports before development fees are paid. Development fees are paid to obtain building permits and water meters.

**The Non-Residential Development Fee Packet** provides forms and instructions to help estimate water and sewer need, and development fees. Development Fees are updated every year in July. To obtain building permits before July 2007, submit the documents provided in this packet. Development Fee Packets are available at the following locations:

- City Website (Online) <http://www.scottsdaleAZ.gov>  
    \Planning, Building & Zoning\Permit Services\One Stop Shop\Fees: Water Fee Packet (Non-Residential)
- Development Services 7447 E. Indian School Road, Suites 100 & 105
- Water Resources 9388 E. San Salvador Drive

**WHEN APPLYING FOR A DEVELOPMENT REVIEW BOARD HEARING**, submit one **Abbreviated Water & Sewer Need Report** for each property/parcel to the assigned City Project Coordinator.

**UPON FIRST SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR BUILDING PLAN REVIEW & PERMITS**, submit **Non-Residential Water & Sewer Development Fee Documents** to Development Services as follows:

**FOR EACH PROPERTY/PARCEL**, submit one set of the following documents:

- **Financial Obligation Agreement**, signed by the Developer/Owner and notarized,
- Exhibit "A" - 8 ½" x 11" **Written Legal Property Description**, and
- Exhibit "B" - 8 ½" x 11" **Vicinity Map**.

**Required Documents for an LLC or LLP** If the owner is a limited liability company (LLC), it must provide to the City a copy of its Articles of Organization showing the filing date with the Arizona Corporation Commission (or other filing authority in the State of origin) and its Operating Agreement or, if a limited liability partnership (LLP), a copy of its Statement of Qualification showing the filing date with the Arizona Secretary of State (or other filing authority in the State of origin) and a copy of its Partnership Agreement, before the City will accept the Financial Obligation Agreement. If the Financial Obligation Agreement is signed on behalf of an LLC or an LLP, the person signing must personally warrant and represent to the City that he/she has authority to sign and bind the LLC or LLP to the terms of the Financial Obligation Agreement.

**Commercial Condominium Owners' Association** If the Property is developed as a Condominium, the Developer may be construed as meaning the "Owners' Association," as deemed appropriate. The Owners' Association shall be bound by and subject to any and all representations and estimates made by the Developer in preparing the Water, Sewer and Water Resources Need Report.

**FOR EACH WATER METER**, submit a separate **Exhibit "C" Water & Sewer Need Report**. A separate **City-assigned address is also required for each water meter**. To obtain an address, contact Records at 480-312-7073.

The Developer formats and prepares the **Exhibit "A" Legal Property Description** and the **Exhibit "B" Vicinity Map**. The City provides forms in the Development Fee Packet for the **Exhibit "C" Water & Sewer**

# INSTRUCTIONS: NON-RESIDENTIAL DEVELOPMENT FEES

Need Report and the Financial Obligation Agreement. The Developer must complete all documents in compliance with the following **Maricopa County Recorders Office formatting requirements:**

- The pages must be 8 ½" x 11" **original documents** (no copies or facsimiles),
- The margins must be at least ½" (top, bottom, and side, with no writing or markings), and
- The print size must be at least 10-point, with no condensed text or shading.

**Please follow the step-by-step instructions below to complete all required documents.**

**STEP 1: DETERMINE CORRECT ZONE** (Refer to the City map and identify your correct zone.)

Zone A is that part of the City which is south of Shea Boulevard, west of Pima Road, and east of Scottsdale Road, including the area south of Indian Bend Road and west of Scottsdale Road.

Zone B-E is that part of the City not in Zone A and that part of Maricopa County west of Scottsdale Road, north of Dynamite Boulevard, east of 56th Street, and south of Carefree Highway.

**STEP 2: ESTIMATE DOMESTIC WATER NEED – TO SEWER**

Use Tables #1 and #2 to estimate DOMESTIC water need that returns to the sewer. Sewer development fees are based on DOMESTIC water that returns to the sewer. Do not include water that does not return to the sewer.

**STEP 3: ESTIMATE DOMESTIC WATER NEED – NOT TO SEWER**

Use Table #1 to estimate DOMESTIC water need that does NOT return to the sewer. Sewer development fees are not required for domestic water usage that does not return to the sewer. Examples include evaporation loss or run-off loss through evaporative coolers, cooling towers, pools, spas, fountains, hose bibs, misting systems, wash-down areas, miscellaneous process rinses, and car washing. Please include calculations on Table #1 as an attachment to the Exhibit "C" Water & Sewer Need Report.

**STEP 4: ESTIMATE LANDSCAPE WATER NEED**

Use Table #1 to estimate LANDSCAPE water need. Measure both the area of TURF and the area of PLANTS & TREES. The standards in Table #1 for LANDSCAPE water need are based on City of Scottsdale consumption data and Arizona Department of Water Resources (ADWR) goals.

**Please Note:** Tables #1 through #3 serve only as informational guides. The Developer is required to make good faith water and sewer need estimates and is responsible for the accuracy of those estimates. Unless metered water consumption data from similar developments is available, **Water Resources will not approve estimates below the minimum acceptable standards provided in these tables.**

**STEP 5: CALCULATE DEVELOPMENT FEES**

To calculate development fees, select the correct zone on the Water & Sewer Need Report; multiply the cost per gallon per day for each fee in Section 2 times the gallons per day for each type of water need in Section 3. **Average gallons per day = annual water need divided by 365 days.** The examples on Pages 4, 5 and 6 demonstrates how fees are calculated.

**Water Meters:** Include the water meter size and water meter fees on the Exhibit "C" Water & Sewer Need Report. Confirm that water meter sizes on the Exhibit "C" Water & Sewer Need Report are consistent with water meter sizes in the Construction Documents submitted for Building Plan Review & permits.

Check all documents for completeness and accuracy. Maintain copies for your records. Submit original Non-Residential Water & Sewer Development Fee documents to Development Services along with first submittal of Construction Documents for Building Plan Review & permits. Development Services will forward your **original documents** to Water Resources for review and approval.

# INSTRUCTIONS: NON-RESIDENTIAL DEVELOPMENT FEES

If Water Resources does not approve your documents, you have two courses of action: (1) recalculate your estimates and resubmit your documents to Water Resources for approval, or (2) request an arbitration session with Water Resources staff at (480) 312-5685 to justify your calculations.

## **STEP 6: PAY DEVELOPMENT FEES AND OBTAIN PERMITS**

Upon approval, Water Resources will send an approved copy of the Exhibit "C" Water & Sewer Need Report to your contact person. The contact person should be the individual that pays development fees and obtains building permits.

**After plans are approved, your contact person brings a hard copy of the approved Exhibit "C" Water & Sewer Need Report for each water meter to Development Services to pay development fees and to obtain building permits.** Water meters may be obtained after development fees and water meter fees have been paid. Water meter fees are paid in addition to development fees.

## **STEP 7: TRACK WATER USAGE AND AMEND REPORTS EARLY**

After the development has been completed, it is recommended that Owners track actual water usage as they pay monthly water and sewer bills. The City of Scottsdale will monitor water and sewer usage for three years upon issuance of the certificate-of-occupancy. The Financial Obligation Agreement obligates the Owner to pay additional fees and charges if actual water and/or sewer usage is greater than estimated water and sewer need. The Financial Obligation Agreement is recorded by the County against the property after the issuance of a building permit, and is binding upon any future Owners of the property.

Chapter 49, Section 74 of the Scottsdale Revised Code provides that at any time within the three-year monitoring period, Owners may avoid or reduce penalties by amending the original Water and Sewer Need Report and paying past due development fees and charges. City of Scottsdale staff will contact Owners if the average annual water and/or sewer usage exceeds the estimated water and sewer need by twenty percent (20%) or more. Owners may submit the amended report and, upon approval from Water Resources, pay additional development fees applicable to the difference between the original and the amended water and sewer need. The Exhibit C - Water & Sewer Need Report form may be used to amend the report.

If the amended report is submitted within the first twelve (12) months of the monitoring period, Owners **pay only the difference** between the fees paid and the fees owed. If the amended report is submitted within thirteen (13) to twenty-four (24) months of the monitoring period, Owners pay the difference between the fees paid and the fees owed **plus an additional ten (10) percent** of the difference. If the amended report is submitted within twenty-five (25) to thirty-six (36) months of the monitoring period, Owners pay the difference between the fees paid and the fees owed **plus an additional fifteen (15) percent** of the difference. The fees assessed will be those that are effective at the time of submittal of the amended report. Development fees are updated every year in July.

## **STEP 8: PAY PAST-DUE DEVELOPMENT FEES & PENALTIES**

If, after three (3) years, the average annual water and/or sewer usage exceeds the estimated water and sewer need by twenty percent (20%) or more, then the City will enforce a penalty. The penalty will be the sum of: (a) The fees for **the difference** between the estimated water and sewer need and the actual water and/or sewer usage; (b) Interest at a rate of **ten percent (10%) per year** on the fees for the difference between the estimated water and sewer need and the actual water and/or sewer usage; and (c) **Twenty percent (20%)** of the fees for the difference between the estimated water and sewer need and the actual water and/or sewer usage. The fees assessed will be those that are effective at the time penalties are assessed. Development fees are updated every year in July.

City of Scottsdale staff will mail a written notice to the Owner to confirm calculations before enforcing a penalty. The Water Resources General Manager or designee may execute the Financial Obligation Agreement and may pursue any and all remedies available to it at law or in equity including, without

# INSTRUCTIONS: NON-RESIDENTIAL DEVELOPMENT FEES

limitation: (a) Immediate **termination of water service** to the Property; (b) Recordation and foreclosure of **liens on the Property**; and/or (c) Filing a **civil suit** for damages.

Please contact Water Resources staff at (480) 312-5685 if you have any questions or if you wish to amend your Exhibit "C" Water & Sewer Need Report at a later date. Thank you for your cooperation.

## **EXAMPLE CALCULATIONS**

The Example Development is a **grocery store** located in Zone B-E. The dimensions are as follows:

- 24,000 square foot building served by air conditioning units,
- 2,000 square foot warehouse with a 19-foot ceiling served by evaporative coolers,
- 3,000 square feet of plants and trees landscaping,
- 1,000 square feet of turf landscaping,
- One 2" domestic water meter serves the inside building, and
- One 1" landscape water meter serves the irrigated areas.

The developer submits one Abbreviated Water & Sewer Need Report when applying for a Development Review Board Hearing. Upon the first submittal of construction documents for Building Plan Review & Permits, the developer submits two Exhibit "C" Water & Sewer Need Reports, one for the 2" domestic water meter and one for the 1" landscape water meter. Refer to the Example Calculation Table to calculate the average gallons per day.

### **DOMESTIC WATER NEED - TO SEWER:**

A typical grocery store needs 0.18 gallons per day per square foot of building. 24,000 square feet x 0.18 gpd/sf = **4,320 gallons per day**. Enter **4,320 gallons per day** on the Domestic - To SEWER line in the #3 Fee Calculation Table of the Abbreviated Water & Sewer Need Report on Page 6 and on the Exhibit "C" Water & Sewer Need Report on Page 7.

### **DOMESTIC WATER NEED - NOT TO SEWER:**

The warehouse is 2,000 square feet with a 19' ceiling. 2,000 sf x 19' = 38,000 cubic feet. Water loss from the evaporative coolers is 0.03 gallons per day per cubic foot. 38,000 cubic feet x 0.03 gpd/sf = **114 gallons per day**. Enter **114 gallons per day** on the Domestic - NOT to SEWER line in the #3 Fee Calculation Table of the Abbreviated Water & Sewer Need Report on Page 6 and on the Exhibit "C" Water & Sewer Need Report on Page 7.

### **LANDSCAPE WATER NEED:**

3,000 sf of PLANTS & TREES x 0.06 gpd/sf = **180 gallons per day**. Enter **180 gallons per day** on the Landscape - PLANTS & TREES line in the #3 Fee Calculation Table of the Abbreviated Water & Sewer Need Report on Page 6 and on the Exhibit "C" Water & Sewer Need Report on Page 8.

1,000 sf of TURF x 0.1 gpd/sf = **100 gallons per day**. Enter **100 gallons per day** on the Landscape - TURF line in the #3 Fee Calculation Table of the Abbreviated Water & Sewer Need Report on Page 6 and on the Exhibit "C" Water & Sewer Need Report on Page 8.

**EXHIBIT "C" WATER & SEWER NEED REPORTS:** The examples on Pages 7 and 8 show separate reports for the 2" domestic water meter and the 1" landscape meter. To determine fees for each type of water need, multiply gallons per day times cost per gallon per day.

The examples on Page 6 and 7 calculate Water Development Fees for DOMESTIC Water To Sewer = **4,320 gpd X \$9.24 per gpd = \$39,916.80**. Administrative fees = **2.04%** of the sub-total fees. Water meter fees for a 2" domestic water meter = **\$320**.

## INSTRUCTIONS: NON-RESIDENTIAL DEVELOPMENT FEES

The examples on Page 7 and 8 calculate Water Development Fees for Landscape PLANTS & TREES = **180 gpd X \$9.24 per gpd = \$1,663.20**. Administrative fees = **2.04%** of the sub-total fees. Water meter fees for a 1" landscape water meter = **\$140**.

Please contact Water Resources staff at (480) 312-5685 if you have any questions or if you wish to amend your Exhibit "C" Water & Sewer Need Report at a later date. Thank you for your cooperation.

\*\*\* **EXAMPLE** \*\*\*

## CALCULATION TABLES

\*\*\* **EXAMPLE** \*\*\*

### Non-Residential Water Sewer Development Fees

**TABLE #1: DOMESTIC WATER USE -- TO SEWER**

TYPE OF USE	AVERAGE GALLONS PER DAY			MEASURABLE UNIT	(B) ENTER # of UNITS	(A x B) = GAL./DAY
	MINIMUM	(A) AVG.	HIGH			
Grocery Store	0.16	0.18	0.19	Sq. Ft. of Bldg.	24,000	4,320

**TABLE #2: DOMESTIC WATER USE -- NOT to SEWER**

TYPE OF USE	(A) STANDARD	MEASURABLE UNIT	(B) ENTER # of UNITS	(A x B) = GAL./DAY
Evaporative Coolers	0.003	Cu. Ft. of Area	38,000	114

**TABLE #3: LANDSCAPE WATER USE -- NOT to SEWER**

TYPE OF USE	(A) STANDARD	MEASURABLE UNIT	(B) ENTER # of UNITS	(A x B) = GAL./DAY
Plants & Trees	0.06	Sq. Ft. of Plants	3,000	180
Turf Landscaping	0.10	Sq. Ft. of Turf	1,000	100

**TABLE #4: DOMESTIC WATER USE -- BASED ON SIZE OF WATER METER**

SIZE OF WATER METER	Meter Fees	Average Gallons per YEAR	Average Gallons per MONTH	Average Gallons per DAY
2"	\$320	1,557,730	129,810	4,268

The City provides water use data to assist developers with water need estimates. Regional and local studies provide minimum acceptable standards for water need estimates and development fees. Water need estimates will be approved by Water Resources if they meet or exceed the minimum standards provided above. Water need estimates may also be determined by metered readings for similar projects. These tables serve only as informational guides. The Developer is responsible for the accuracy of water and sewer need estimates.

**\*\*\* EXAMPLE \*\*\* ABBREVIATED WATER & SEWER NEED REPORT \*\*\* EXAMPLE \*\*\***  
**Non-Residential Water & Sewer Development Fees**

**When applying for a Development Review Board Hearing, the Developer submits one report for each Non-Residential Development to the assigned City Project Coordinator. Project Coordinator submits this report to Water Resources.**

**1. PROJECT INFORMATION:**

Project Name: <b>Example Grocery Store</b>		Date: <b>Date of Report</b>
Project Address: <b>12345 N. Example Dr.</b>		City Pre-Application #: <b>999 - PA - 2006</b>
Target Date to Submit Final Plans (Construction Documents): <b>Before July, 2007</b>	GPD/SF Bldg: <b>0.180</b>	Building Size: <b>24,000</b> Square Feet
Type of Project: <b>Grocery Store - One Domestic Water Meter &amp; One Landscape Water Meter</b>		Landscape Plants & Trees Area: <b>3,000</b> Square Feet
Number & Sizes of Domestic Water Meters: <b>One 2"</b>	No. & Sizes Landscape Meters: <b>One 1"</b>	Landscape Turf Area: <b>1,000</b> Square Feet

**2. NON-RESIDENTIAL DEVELOPMENT FEES:**

Effective July 3, 2006 (updated every July) ("X" Zone below for correct costs)			WATER Dev. Fee	RESOURCE Dev. Fee	SEWER Dev. Fee	TOTAL Dev. Fees
	<b>ZONE A (South of Shea)</b>	Cost/Gal./Day	\$2.39	\$1.82	\$4.90	\$9.11
<b>x</b>	<b>ZONE B-E (North of Shea)</b>	Cost/Gal./Day	<b>\$9.24</b>	\$2.36	\$27.73	\$39.33

**3. FEE CALCULATION TABLE:** (multiply gallons per day below x cost/gallon/day above)

Type of Water Need	Gallons / Day (GPY / 365)	WATER Dev. Fee	RESOURCE Dev. Fee	SEWER Dev. Fee	TOTAL Dev. Fees
Domestic - TO SEWER	<b>4,320</b>	<b>\$39,916.80</b>	\$10,195.20	\$119,793.60	\$169,905.60
Domestic - NOT to Sewer	114	\$1,053.36	\$269.04	- None -	\$1,322.40
Landscape - PLANTS & TREES	<b>180</b>	<b>\$1,663.20</b>	\$424.80	- None -	\$2,088.00
Landscape - TURF	100	\$924.00	\$236.00	- None -	\$1,160.00
<b>SUB-TOTALS</b>	<b>4,714</b>	<b>\$43,557.36</b>	<b>\$11,125.04</b>	<b>\$119,793.60</b>	<b>\$174,476.00</b>
<b>ADMINISTRATION FEE</b>	<b>2.04%</b>	<b>\$888.57</b>	<b>\$226.95</b>	<b>\$2,443.79</b>	<b>\$3,559.31</b>
TOTAL DEVELOPMENT FEES		\$44,445.93	\$11,351.99	\$122,237.39	\$178,035.31
<b>WATER METER FEE</b> (5/8"=\$70, 3/4"=\$95, 1"=\$140, 1.5"=\$255, 2"=\$320, 3"=\$1,700, 4"=\$2,700)					<b>\$395.00</b>
<b>TOTAL FEES</b>					<b>\$178,430.31</b>

**4. SIGNATURES & APPROVALS:**

Printed Name of Owner: <b>Property Owner</b>		(Area Code) Facsimile #:	Phone #:
Signature of Owner: *		Date:	Owner e-mail address:
Printed Name of Preparer:		(Area Code) Facsimile #:	Phone #:
<b>CITY USE ONLY:</b> Copy to Water Resources Analyst:		<b>x - 29086</b>	<b>x - 25686</b>
Water Resources Approval:		Date:	Preparer e-mail address:

\* By signing above, I acknowledge that I am aware that a Financial Obligation Agreement and complete Exhibit "C" Water & Sewer Need Report(s) must be submitted upon the first submittal of Construction Documents for Building Plan Review & Permits. I am aware that development fees and a 2.04% administration fee must be paid prior to obtaining a Building Permit. I am aware of the fees and penalties that will be enforced after three (3) years if the average annual water and/or sewer usage exceeds the estimated water and sewer need by twenty percent (20%) or more. Water Resources does not attest to or validate the accuracy of the Owner's estimates or computations.

<b>Water &amp; Sewer Use Limit - Gallons per Month:</b>		<b>143,384</b>
gpd/sf - Domestic	0.185	gpd/sf Plants
		0.060

<b>Gallons per Year:</b>	<b>1,720,610</b>
gpd/sf Turf	0.100

**Non-Residential Water & Sewer Development Fees**

Submit one report for each WATER METER to Development Services upon the first submittal of Construction Documents for Building Plan Review & Permits. A City-assigned address is required for each water meter (Records: 480-312-7073).

**1. PROJECT INFORMATION - SERVED BY WATER METER:**

Project Name: <b>Example Grocery Store</b>		Date: <b>Date of Report</b>
Water Meter Address (City-Assigned Address is Required for each Meter): <b>12345 N. Example Dr.</b>		City "DR" or "Plan Check" #: <b>999 - DR - 2006</b>
Type of Business: <b>Grocery Store - Domestic Water Meter</b>	GPD/SF of Bldg: <b>0.180</b>	Building Size: <b>24,000</b> Square Feet
Type of Water Meter (Check Only One): <b>[ x ] Domestic [ ] Landscape [ ] Both Domestic and Landscape</b>		Landscape Plant Area: Square Feet
Water Meter Size: <b>2"</b>	Target Date to Obtain Building Permit: <b>Before July, 2007</b>	Landscape Turf Area: Square Feet

**2. NON-RESIDENTIAL DEVELOPMENT FEES:**

Effective July 3, 2006 (updated every July) ("X" Zone below for correct costs)			WATER Dev. Fee	RESOURCE Dev. Fee	SEWER Dev. Fee	TOTAL Dev. Fees
<input type="checkbox"/>	<b>ZONE A (South of Shea)</b>	Cost/Gal./Day	\$2.39	\$1.82	\$4.90	\$9.11
<input checked="" type="checkbox"/>	<b>ZONE B-E (North of Shea)</b>	Cost/Gal./Day	<b>\$9.24</b>	\$2.36	\$27.73	\$39.33

**3. FEE CALCULATION TABLE: (multiply gallons per day below x cost/gallon/day above)**

Type of Water Need	Gallons / Day (GPY / 365)	WATER Dev. Fee	RESOURCE Dev. Fee	SEWER Dev. Fee	TOTAL Dev. Fees
Domestic - TO SEWER	<b>4,320</b>	<b>\$39,916.80</b>	\$10,195.20	\$119,793.60	\$169,905.60
Domestic - NOT to Sewer	114	\$1,053.36	\$269.04	- None -	\$1,322.40
Landscape - PLANTS & TREES				- None -	
Landscape - TURF				- None -	
<b>SUB-TOTALS</b>	<b>4,434</b>	<b>\$40,970.16</b>	<b>\$10,464.24</b>	<b>\$119,793.60</b>	<b>\$171,228.00</b>
<b>ADMINISTRATION FEE</b>	<b>2.04%</b>	<b>\$835.79</b>	<b>\$213.47</b>	<b>\$2,443.79</b>	<b>\$3,493.05</b>
<b>TOTAL DEVELOPMENT FEES</b>		<b>\$41,805.95</b>	<b>\$10,677.71</b>	<b>\$122,237.39</b>	<b>\$174,721.05</b>
<b>WATER METER FEE (5/8"=\$70, 3/4"=\$95, 1"=\$140, 1.5"=\$255, 2"=\$320, 3"=\$1,700, 4"=\$2,700)</b>					<b>\$320.00</b>
<b>TOTAL FEES (Payable to: "City of Scottsdale")</b>					<b>\$175,041.05</b>

**4. FACSIMILE INFORMATION & APPROVAL**

Name of person to receive this page and pay development fees: <b>Person who pays fees and obtains building permits</b>	(Area Code) Facsimile #:	Phone #:
Name of additional person to receive a copy of this page: <b>Property Owner, Project Manager, etc.</b>	(Area Code) Facsimile #:	Phone #:
<b>CITY USE ONLY: Copy to Water Resources Analyst:</b>	<b>x - 29086</b>	<b>x - 25686</b>
Water Resources Approval: _____ Date: _____	Gal./Day/Sq.Ft. of Building: <b>0.185</b>	Landscape: <b>#DIV/0!</b>

**Important:** Bring a hard-copy of this page, approved by Water Resources, to Development Services to pay development fees and obtain building permits. The approval of Water Resources is valid until June 30, 2007, and does not attest to or validate the accuracy of the Owner's computations for water and/or sewer usage or development fees.

**Water & Sewer Need - Gallons per Month: \*****134,868****Gallons per Year: \*\*****1,618,410**

\* Gallons per month = gallons per year / 12 months.

\*\* Gallons per year = gallons per day x 365 days.



**Non-Residential Water & Sewer Development Fees**

Submit one report for each WATER METER to Development Services upon the first submittal of Construction Documents for Building Plan Review & Permits. A City-assigned address is required for each water meter (Records: 480-312-7073).

**1. PROJECT INFORMATION - SERVED BY WATER METER:**

Project Name: <b>Example Grocery Store</b>		Date: <b>Date of Report</b>
Water Meter Address (City-Assigned Address is Required for each Meter): <b>12345 N. Example Dr.</b>		City "DR" or "Plan Check" #: <b>999 - DR - 2006</b>
Type of Business: <b>Grocery Store - Domestic Water Meter</b>	GPD/SF of Bldg:	Building Size: Square Feet
Type of Water Meter (Check Only One): <input type="checkbox"/> Domestic <input checked="" type="checkbox"/> Landscape <input type="checkbox"/> Both Domestic and Landscape		Landscape Plant Area: <b>3,000</b> Square Feet
Water Meter Size: <b>1"</b>	Target Date to Obtain Building Permit: <b>Before July, 2007</b>	Landscape Turf Area: <b>1,000</b> Square Feet

**2. NON-RESIDENTIAL DEVELOPMENT FEES:**

Effective July 3, 2006 (updated every July) ("X" Zone below for correct costs)			WATER Dev. Fee	RESOURCE Dev. Fee	SEWER Dev. Fee	TOTAL Dev. Fees
<input type="checkbox"/>	<b>ZONE A (South of Shea)</b>	Cost/Gal./Day	\$2.39	\$1.82	\$4.90	\$9.11
<input checked="" type="checkbox"/>	<b>ZONE B-E (North of Shea)</b>	Cost/Gal./Day	<b>\$9.24</b>	\$2.36	\$27.73	\$39.33

**3. FEE CALCULATION TABLE:** (multiply gallons per day below x cost/gallon/day above)

Type of Water Need	Gallons / Day (GPY / 365)	WATER Dev. Fee	RESOURCE Dev. Fee	SEWER Dev. Fee	TOTAL Dev. Fees
Domestic - TO SEWER					
Domestic - NOT to Sewer				<b>- None -</b>	
Landscape - PLANTS & TREES	<b>180</b>	<b>\$1,663.20</b>	\$424.80	<b>- None -</b>	\$2,088.00
Landscape - TURF	100	\$924.00	\$236.00	<b>- None -</b>	\$1,160.00
<b>SUB-TOTALS</b>	<b>280</b>	<b>\$2,587.20</b>	<b>\$660.80</b>		<b>\$3,248.00</b>
<b>ADMINISTRATION FEE</b>	<b>2.04%</b>	<b>\$52.78</b>	<b>\$13.48</b>		<b>\$66.26</b>
<b>TOTAL DEVELOPMENT FEES</b>		\$2,639.98	\$674.28		\$3,314.26
<b>WATER METER FEE</b> (5/8"=\$70, 3/4"=\$95, 1"=\$140, 1.5"=\$255, 2"=\$320, 3"=\$1,700, 4"= \$2,700)					<b>\$140.00</b>
<b>TOTAL FEES</b> (Payable to: "City of Scottsdale")					<b>\$3,454.26</b>

**4. FACSIMILE INFORMATION & APPROVAL**

Name of person to receive this page and pay development fees: <b>Person who pays fees and obtains building permits</b>	(Area Code) Facsimile #:	Phone #:
Name of additional person to receive a copy of this page: <b>Property Owner, Project Manager, etc.</b>	(Area Code) Facsimile #:	Phone #:
<b>CITY USE ONLY:</b> Copy to Water Resources Analyst:	<b>480-312-9086</b>	<b>480-312-5686</b>
Water Resources Approval: _____ Date: _____	Gal./Day/Sq.Ft. of Building: #DIV/0!	Landscape: 0.070

**Important:** Bring a hard-copy of this page, approved by Water Resources, to Development Services to pay development fees and obtain building permits. The approval of Water Resources is valid until June 30, 2007, and does not attest to or validate the accuracy of the Owner's computations for water and/or sewer usage or development fees.

**Water & Sewer Need - Gallons per Month: \*****8,517****Gallons per Year: \*\*****102,200**

\* Gallons per month = gallons per year / 12 months.

\*\* Gallons per year = gallons per day x 365 days.